

003.0

0003

0027.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,047,200 / 1,047,200

1,047,200 / 1,047,200

1,047,200 / 1,047,200

APPRAISED:

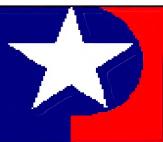
1,047,200 / 1,047,200

USE VALUE:

1,047,200 / 1,047,200

ASSESSED:

1,047,200 / 1,047,200


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22-24		MELROSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: NAPOLI JAMES J & CATHLEEN M/TR	
Owner 2: JAMES NAPOLI TR & CATHLEEN TR	
Owner 3:	

Street 1: 158 SEWALL AVENUE

Street 2:

Twn/City: WINTHROP

St/Prov: MA Cntry: Own Occ: N

Postal: 02152 Type:

PREVIOUS OWNER

Owner 1: NAPOLI JAMES J & CATHLEEN M -

Owner 2: -

Street 1: 22-24 MELROSE STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 2952 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

Code	Descrip/No	Amount	Com. Int

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Code	Descrip/No	Amount	Com. Int

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EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	3 Total: 3
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	beige
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1930
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	3
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

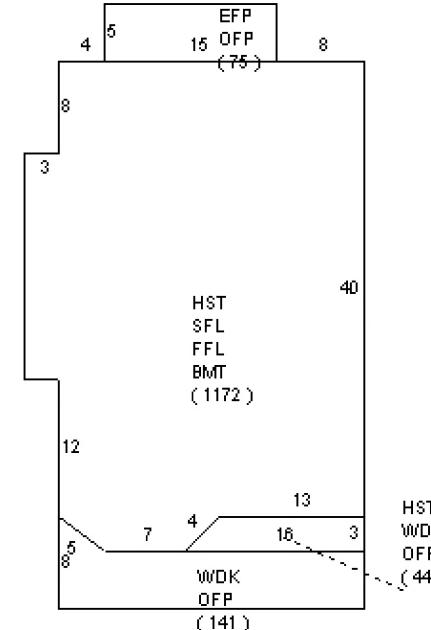
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	105			5,100			5,100
19	Patio	D	Y	1	10X10	A	AV	1980	6.00	T	31.2	105			400			400

BATH FEATURES

Full Bath:	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 2
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 13	BRs: 5
	Baths: 3	HB

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Fpl:		Rating:	
WSFlue:		Rating:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			
Economic:			
Special:			
Override:			
Total:	18.6	%	

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.00569105
Const Adj.:	0.98990101
Adj \$ / SQ:	169.241
Other Features:	162500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	734289
Depreciation:	136578
Depreciated Total:	597711

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:		Before Depr:	169.24
Special Features:	0	Val/Su Net:	128.70
Final Total:	597700	Val/Su SzAd:	202.47

PARCEL ID

PARCEL ID 003.0-0003-0027.0

IMAGE

AssessPro Patriot Properties, Inc